



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

February 1, 2022

MW daw for ML

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 515 OGLETHORPE ST NW
Square, Suffix, Lot: Square 3202, Lot 0218
Zoning District: R-2
DCRA Permit #: DK2200127

SUBJECT: New deck and stairs in rear of existing single dwelling unit

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special exception	D – 5201.1 (a) D – 304.1	The proposed lot occupancy exceeds the maximum allowed as a matter of right.
2	Special exception	D – 5201.1 (b) D – 306.2	The proposed rear yard does not comply with the minimum required.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20708
EXHIBIT NO.14

NOTES AND COMPUTATIONS			
Building Permit #:	DK2200127	Zone:	R-2
DCRA BZA Case #:		Existing Use:	SINGLE DWELLING UNIT
Property Address:	515 OGLETHORPE ST NW	Proposed Use:	SINGLE DWELLING UNIT
SSL: 3202 0218		ZC/BZA Order:	
		N&C Cycle #:	1
		Date of Review:	2/1/2022
		Reviewer:	Ernesto Warren

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	2,678 sq. ft.	3,000 sq. ft.	n/a	2,678 sq. ft.	322 sq. ft.	Existing condition
Lot width (ft. to the tenth)	30.34 ft.	30 ft.	n/a	30 ft.	n/a	
Building area (sq. ft.)	927.40 sq. ft.	n/a	1071.2 sq. ft.	1,202.24 sq. ft.	n/a	
Lot occupancy (building area/lot area)	34.63 %	n/a	40 %	44.89 %	4.89 %	Special exception
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio, Non-residential	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	2 stories	n/a	3 stories	2 stories	n/a	
Principal building height (ft. to the tenth)	23 ft.	n/a	40 ft.	23 ft.	n/a	
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Front yard (ft. to the tenth)	5.15 ft.	5.15 ft.	5.15 ft.	5.15 ft.	n/a	
Rear yard (ft. to the tenth)	25.95 ft.	20 ft.	n/a	11.95 ft.	8.05 ft.	Special exception
Side yard, left	10 ft.	8 ft.	n/a	10 ft.	n/a	
Open court	n/a	n/a	n/a	n/a	n/a	
Closed court, width	n/a	n/a	n/a	n/a	n/a	
Closed court, area sq. ft.	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	2 vehicle parking spaces	1 vehicle parking space	n/a	2 vehicle parking spaces	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Loading berths	n/a	n/a	n/a	n/a	n/a	
Loading Platforms	n/a	n/a	n/a	n/a	n/a	
Loading spaces	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	30 % +	30 % +	n/a	30 % +	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1 principal dwelling unit	n/a	1 principal dwelling unit	1 principal dwelling unit	n/a	
Dwelling units, accessory (#)	n/a	n/a	1 accessory dwelling unit	n/a	n/a	
Other:						